



Blakes Cottage, Taylors Lane, Bosham - PO18 8QG

Guide Price £375,000 - FREEHOLD



STRIDE & SON

Blakes Cottage, Taylors Lane

Located within walking distance of Bosham waterfront, Blakes Cottage is a characterful three-bedroom home offering light-filled accommodation.

- Bright Entrance Hall with Cloakroom
- Useful Under-Stairs Storage
- Generous Dual-Aspect Sitting/Dining Room
- Bespoke Fitted Shelving and Cupboards
- Sliding Doors Opening onto the Garden
- Three Bedrooms with Built-In Wardrobes
- Private West-Facing Courtyard Garden
- Single Garage with Power and Lighting





Blakes Cottage, Taylors Lane

Stepping into the hallway, you are welcomed by a bright, practical entrance space with access to a cloakroom and useful under stairs storage. To the right, a generous dual aspect sitting/dining room extends the full depth of the property with a central brick fireplace with inset gas fire, bespoke fitted shelving and cupboards, and sliding doors opening directly onto the rear garden. The kitchen is fitted with a good range of storage units and work surfaces, with space for appliances including a washing machine and dishwasher. A large window overlooks the garden

On the first floor the landing leads to three well-proportioned bedrooms, each with built-in wardrobes. The principal bedroom and third bedroom are set to the front of the house, while the second bedroom overlooks the garden. A family bathroom with WC serves all three rooms. To the rear the west-facing courtyard garden is a private retreat, with mature shrubs, hydrangeas, and climbing plants. The paved patio provides plenty of space for outdoor dining, while a rear gate gives direct access to the communal parking area and the single garage with power and lighting.



The property enjoys an ideal location overlooking open farmland and within walking distance of the foreshore, sailing club, quay, and church. Bosham offers a range of amenities, including two pubs, cafés, two convenience stores, a primary school, two pre-schools, and a train station. Its position at the head of the Bosham Channel provides direct access to the calm waters of Chichester Harbour, making the village a hub for sailing and other water-based pursuits such as paddleboarding and kayaking. To the north lies the South Downs National Park with its extensive network of footpaths and bridleways, along with the renowned Goodwood Estate, host to numerous equestrian and motor racing events. Approximately 4 miles to the east lies the Cathedral City of Chichester, offering a wide variety of shops, restaurants, cafes, and cultural attractions including the Festival Theatre and Pallant House Gallery, as well as a mainline station with regular services to London. Just south of the city are the sandy beaches of West Wittering and East Head, both popular year-round destinations.

Services: All mains

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax Band: Band E

Energy Rating: Band C







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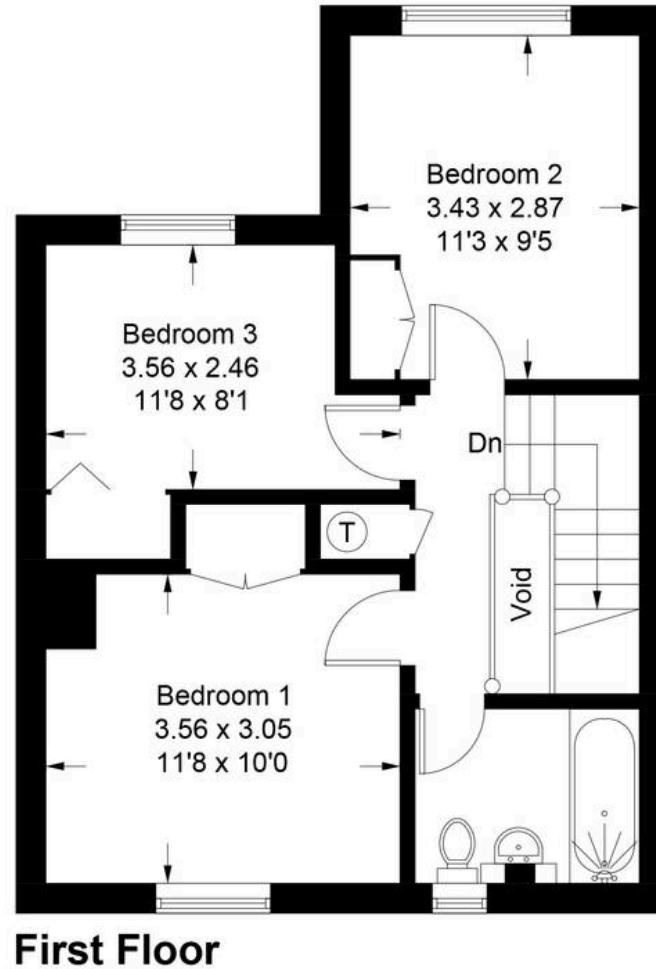
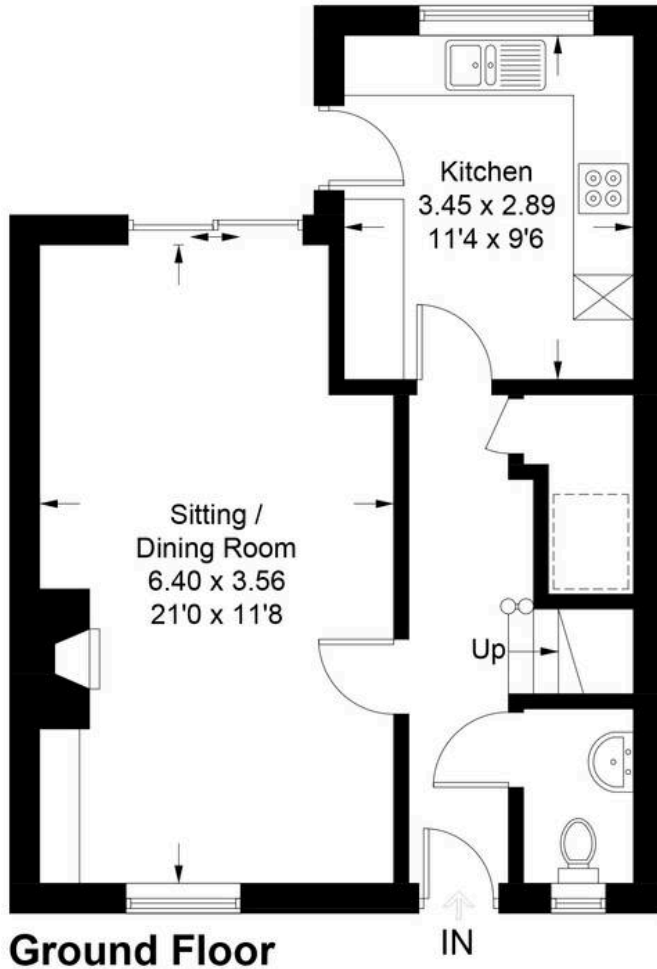
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Approximate Gross Internal Area = 87.5 sq m / 942 sq ft (Excluding Void)

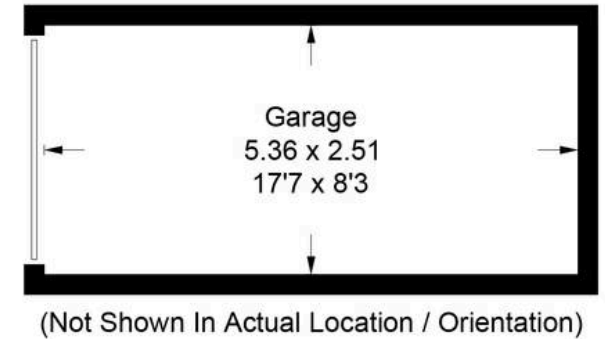
Garage = 13.4 sq m / 144 sq ft

Total = 100.9 sq m / 1086 sq ft

Produced for Stride & Son Estate Agent.



= Reduced Head Height Below 1.5M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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